



18 Thompson Gardens, Coggeshall, Colchester, Essex, CO6 1GF

£2,600 Per Month

- Available from the Beginning of Jan 2027
- Fitted kitchen/Breakfast room
- Viewing Advised
- Five bedrooms
- Enclosed rear garden
- Three bathrooms
- Driveway and Garage

18 Thompson Gardens, Colchester CO6 1GF

Philip James Estates are pleased to offer for rent this five bedroom detached family home overlooking greensward. The property benefits from having lounge, dining room, kitchen/breakfast room, utility and downstairs cloakroom. Over the first and second floor there are five bedrooms with the master having an ensuite, there are then a further two bathrooms. Enclosed rear garden, parking and single garage (garage will be retained for approx the first four months). Viewing is highly recommended to avoid disappointment. The property is available for occupancy from the beginning of Jan 2027.



Council Tax Band: G



Entrance

Composite front door leading to :-

Entrance Hall

wood flooring, radiator, storage cupboard, radiator, stairs to first and second floors. Doors to :-

Lounge

18'9" x 11'8"

Double glazed window to front aspect, wood flooring, radiator, double glazed French doors to rear garden.

Dining Room

13'0" x 9'6"

Double glazed window to front aspect, two double glazed windows to side aspect, wood flooring, radiator.

Kitchen/Breakfast room

17'11" x 12'2"

Double glazed windows to rear and side aspects, range of base and eye level units incorporating double oven, electric hob with extractor over, dishwasher and fridge/freezer. Breakfast bar, single sink with mixer tap set, wood flooring, radiator, French doors to rear garden.

Utility Room

7'10" x 6'0"

Double glazed window to side aspect, base units, single sink with mixer tap set, plumbed for washing machine and space for tumble dryer, radiator, wood flooring

Downstairs Cloakroom

Double glazed window to side aspect, low level WC, wash hand basin, wood flooring, radiator.

Stairs and Landing to first floor

Stairs to first floor, radiator, doors to :-

Bedroom One

12'5" x 11'7"

Double glazed windows to front and side aspects, two built in wardrobes, radiator, door to :-

En Suite

Double glazed window to rear aspect, low level WC, enclosed double shower cubicle, wash hand basin, heated towel rail. Tiled floor and part tiled walls to compliment.

Bedroom Two

11'10" x 10'8"

Double glazed window to front aspect, built in wardrobe, radiator.

Bedroom Three

8'7" x 7'8"

Double glazed window to front aspect, radiator.

Family Bathroom

Double glazed window to rear aspect, low level WC, panel bath with shower and shower screen, wash hand basin, heated towel rail, tiled floor and part tiled walls to compliment

Stairs and Landing to Second Floor

Two double glazed windows to rear aspect, radiator, doors to :-

Bedroom Four

13'9" x 11'10"

Double glazed windows to front and rear aspects.

Bedroom Five

13'9" x 11'10"

double glazed windows to front and rear aspects.

Rear Garden

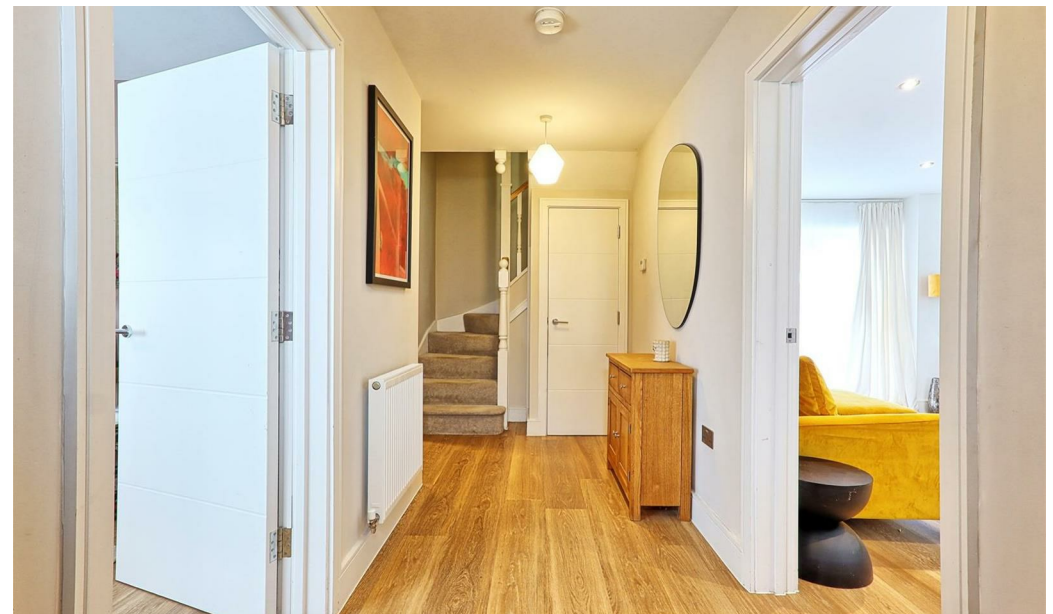
Enclosed rear garden laid to lawn commencing with a patio area..

Front Garden

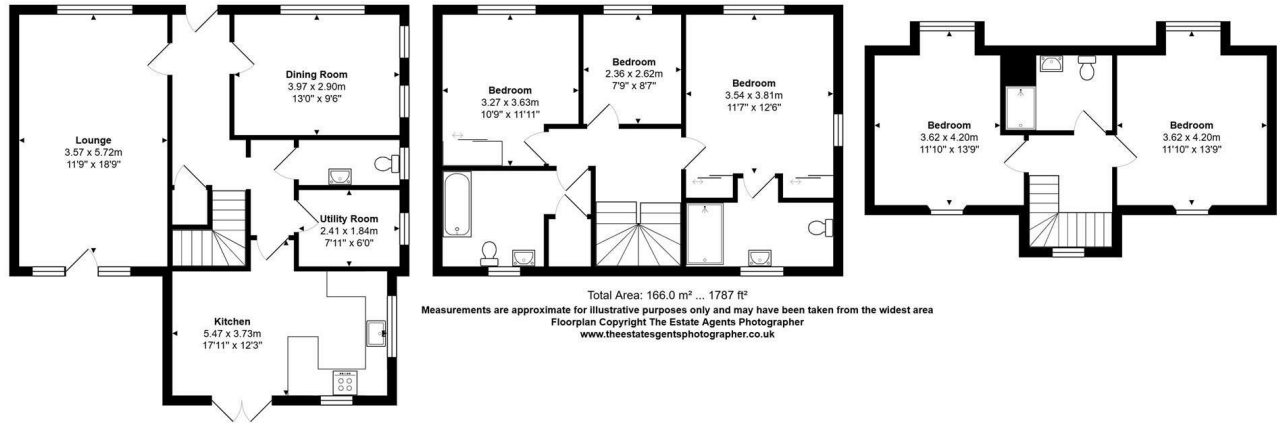
Laid to lawn with shrub borders.

Garage and Driveway

Driveway with parking for two/three cars leading to single garage. The garage will not be available for the first 4 months of the tenancy.







Directions

Viewings

Viewings by arrangement only. Call 01376563656 to make an appointment.

Council Tax Band

G



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 